

## Details

### LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 28 105584

### ORIENTATION

East

### LOCAL GOVERNMENT (COUNCIL)

Launceston

### FRONTAGE

21.1m Approx

### LEGAL DESCRIPTION

105584/28

### COUNCIL PROPERTY NUMBER

Unavailable

### LAND SIZE

781m<sup>2</sup> Approx

## PropTrack Property Data

### House

 3  2  3

### SALE HISTORY

\$640,000	31/05/2023
\$318,000	25/03/2011
\$265,000	11/03/2004
\$120,000	24/07/2000
\$130,000	30/01/1996

## State Electorates

### LEGISLATIVE COUNCIL

Rosevears

### LEGISLATIVE ASSEMBLY

Bass

## Schools

### CLOSEST PRIVATE SCHOOLS

St Patrick's College - Croagh Patrick Centre (790 m)  
St Patrick's College (982 m)  
Sacred Heart Catholic School (2211 m)

### CLOSEST PRIMARY SCHOOLS

Summerdale Primary School (410 m)

### CLOSEST SECONDARY SCHOOLS

Prospect High School (1241 m)

## Council Information - Launceston

### PHONE

03 6323 3000 (City of Launceston)

### EMAIL

[council@launceston.tas.gov.au](mailto:council@launceston.tas.gov.au)

### WEBSITE

<http://www.launceston.tas.gov.au>

# SITE DIMENSIONS

10 Luke Court, Summerhill Tas 7250



# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

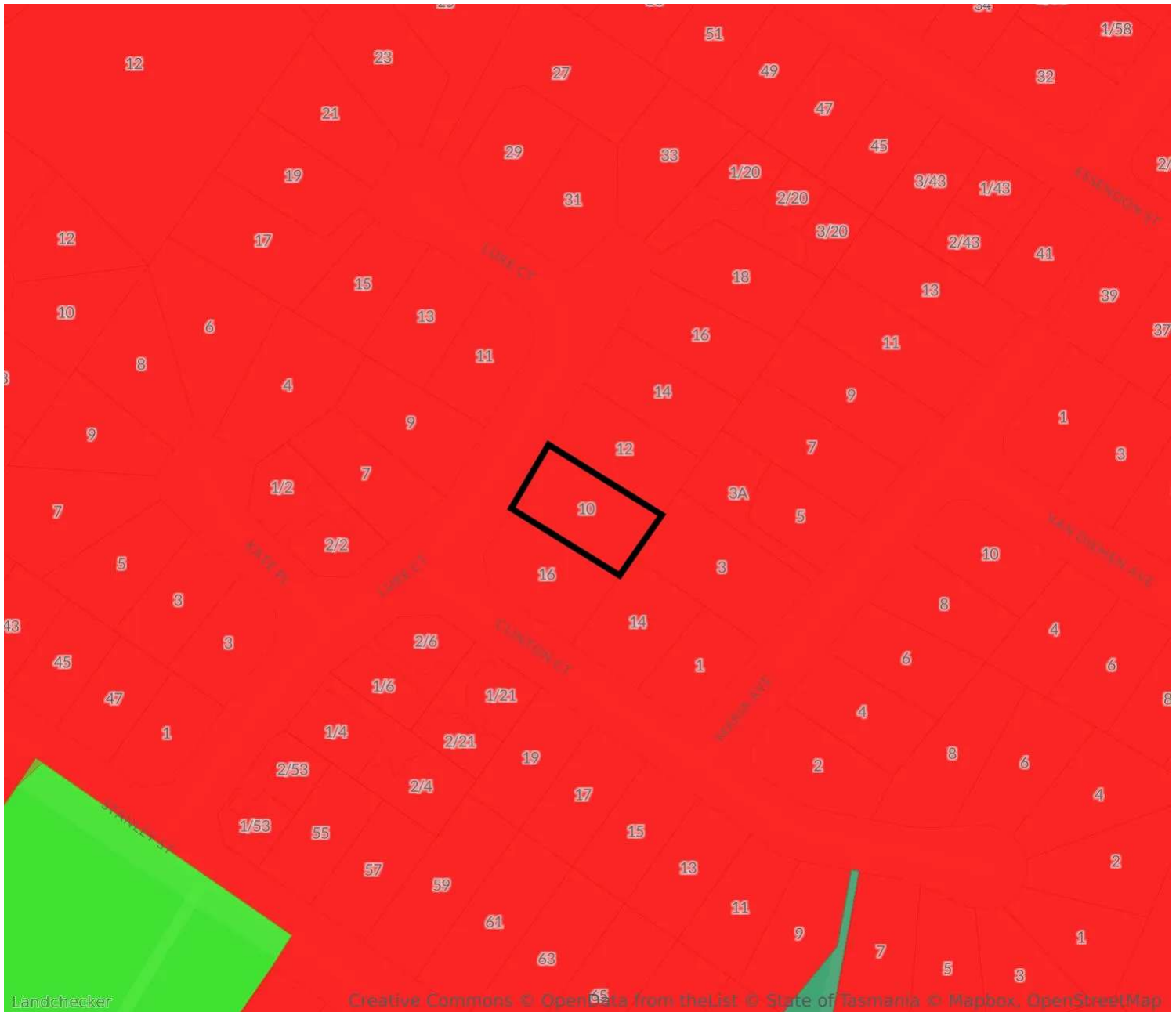
10 Luke Court, Summerhill Tas 7250

Status	Code	Date	Description
OTHER	AM-LAU-PSA-LLP0020	27/11/2024	The draft amendment proposes to rezone the land from the Low Density Residential Zone to General Residential Zone at the following properties:181, 183, 185, 187, 189, 191 and 193 Westbury Road; and60 Oakden Road, Prospect
OTHER	AM-LAU-LLP0019	22/11/2024	The draft amendment proposes to:rezone land at 325 Watery Plains Road, White Hills (described as FR 208625/1, FR 232243/1 and FR 106554/1) from Agricultural to Rural; andapply the priority vegetation area overlay to part of the site.
OTHER	AM-LAU-PSA-LLP0003	02/10/2024	The draft amendment proposes to:delete the LAU-S6.0 Relbia and Glenwood Road Specific Area Plan;apply the LAU6.0 Relbia Subdivision Specific Area Plan;rezone 16 properties from the Rural Living B to Rural Living A;rezone 18 properties from Rural to Rural Living Brezone 7 properties from Agriculture to Rural; andapply the priority vegetation overlay over the land proposed to be zoned Rural.

# PROPOSED PLANNING SCHEME AMENDMENTS

10 Luke Court, Summerhill Tas 7250

Status	Code	Date	Description
PROPOSED	AM-LAU-PSA-LLP0024	22/11/2024	The draft amendment proposes to add 64 Robin Street, Newstead as a local heritage place within LAU-Table C6.1 Local Heritage Places and insert a new property datasheet for the listing within Appendix A: Local Historic Heritage Code Datasheets.
PROPOSED	AM-LAU-PSA-LLP0014	29/10/2024	The draft amendment proposes to apply the Low Density Residential Zone to part of 30 Merino Street, Kings Meadows and apply the Natural Assets Code - priority vegetation overlay to part of the site.
PROPOSED	AM-LAU-PSA-LLP0012	21/10/2024	The draft amendment proposes to:insert 11 property datasheets for existing listings within Appendix A: Local Historic Heritage Code Datasheets;add 38 new properties to the local heritage listings within LAU-Table C6.1 Local Heritage Places;insert 38 new datasheets within Appendix A: Local Historic Heritage Code Datasheets for 38 new listings; andapply the local heritage listing place overlay to 38 new properties.

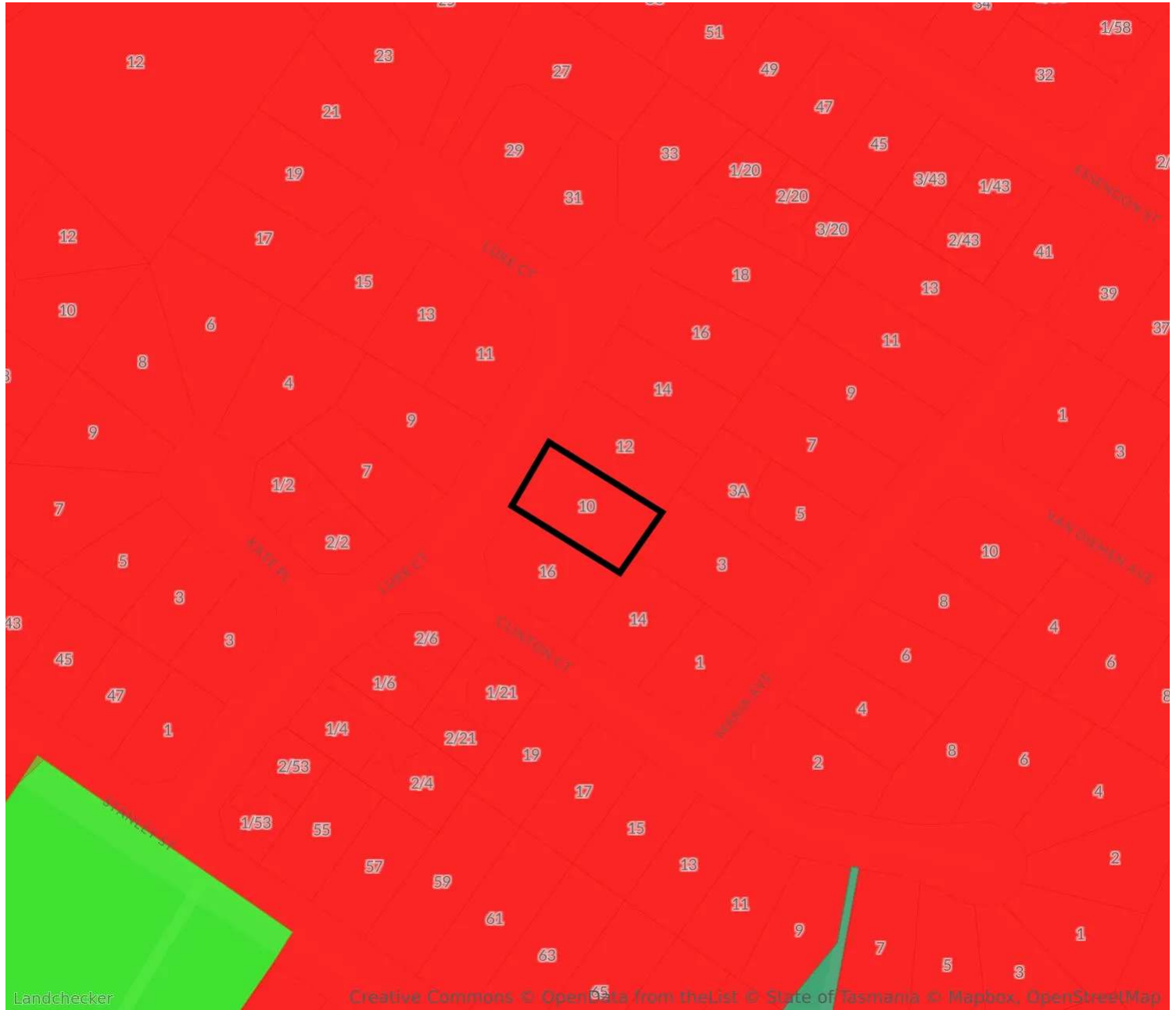


**10 - General Residential**

For confirmation and detailed advice about this planning zone, please contact LAUNCESTON council on 03 6323 3000.

**Other nearby planning zones**

- OPEN SPACE
- RECREATION



**8.0 - General Residential**

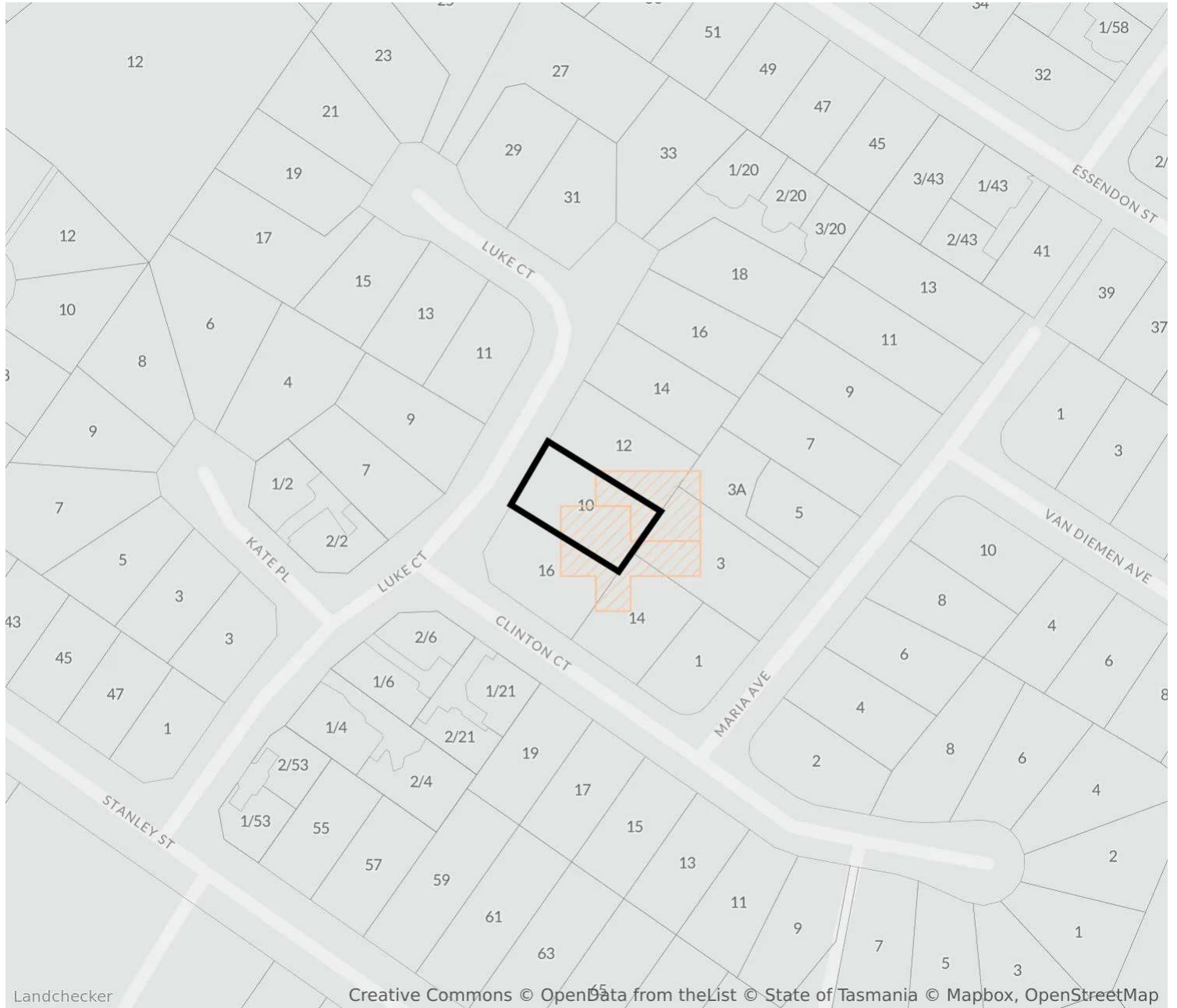
To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. To provide for the efficient utilisation of available social, transport and other service infrastructure. To provide for non-residential use that: (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. To provide for Visitor Accommodation that is compatible with residential character.

TPS General Residential Zone

For confirmation and detailed advice about this planning zone, please contact LAUNCESTON council on 03 6323 3000.

**Other nearby planning zones**

- OPEN SPACE
- RECREATION



**C15.0 - Landslip Hazard Code**

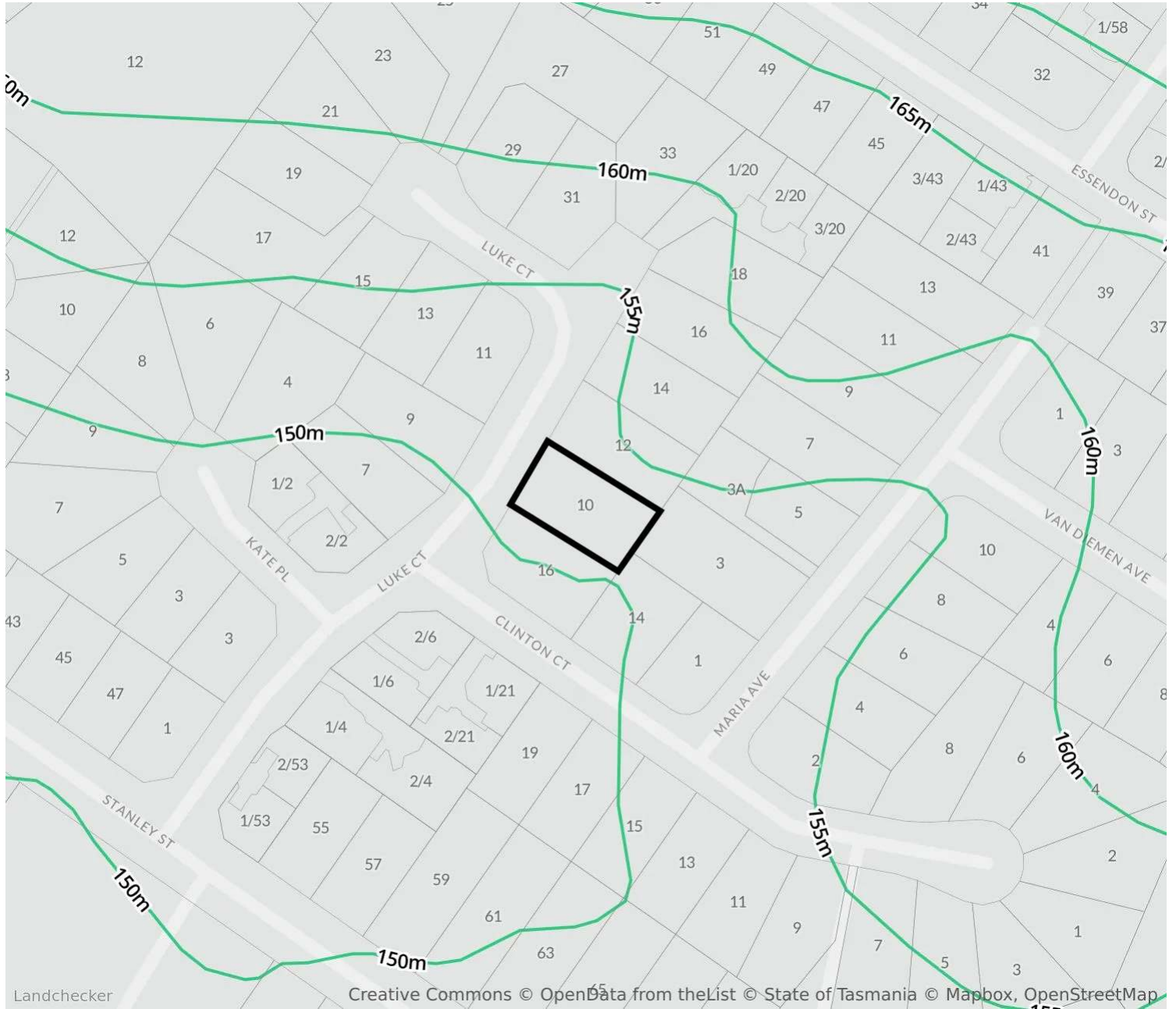
To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.

TPS Landslip Hazard Code

For confirmation and detailed advice about this planning overlay, please contact LAUNCESTON council on 03 6323 3000.

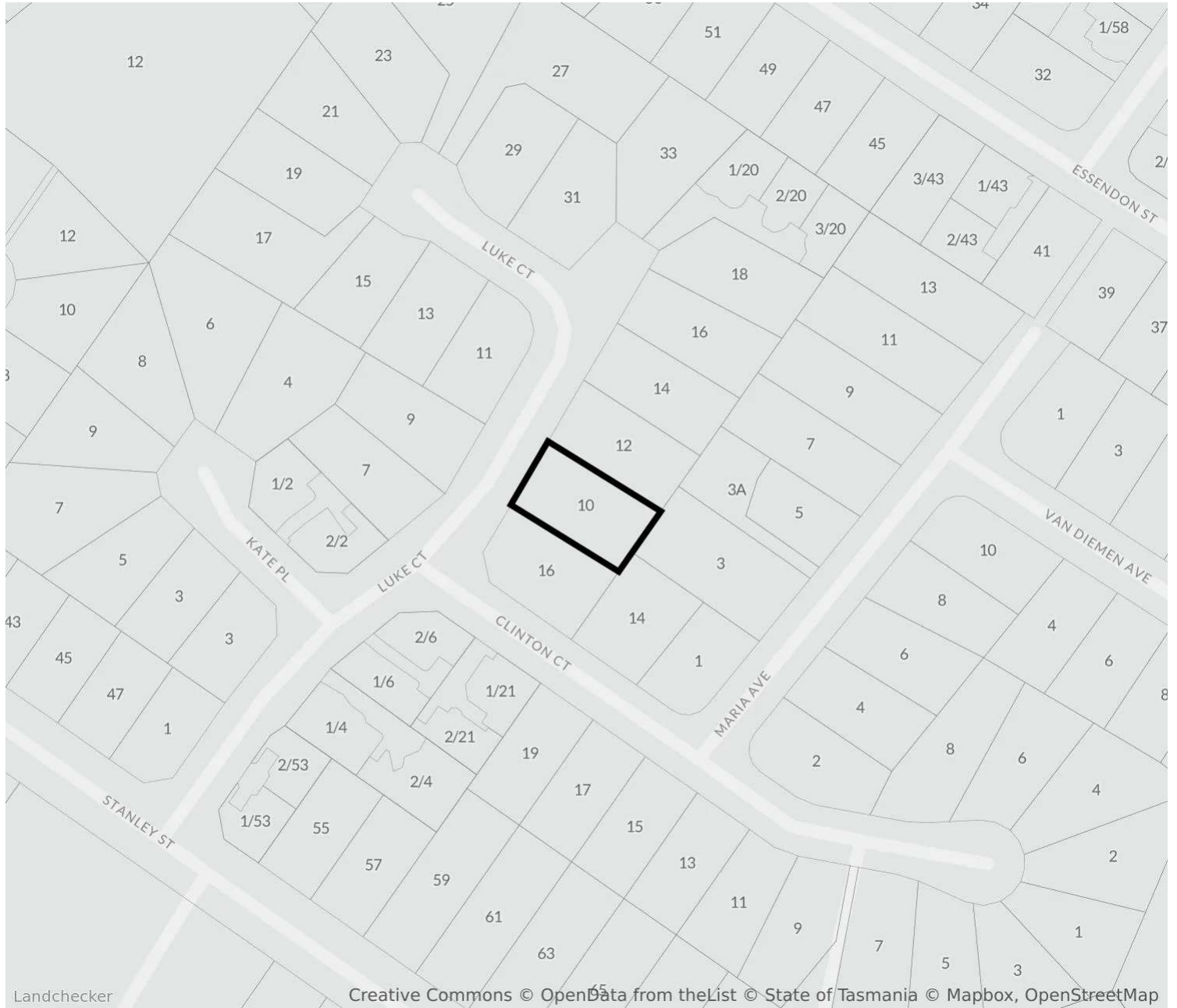






**1 - 5m Contours**

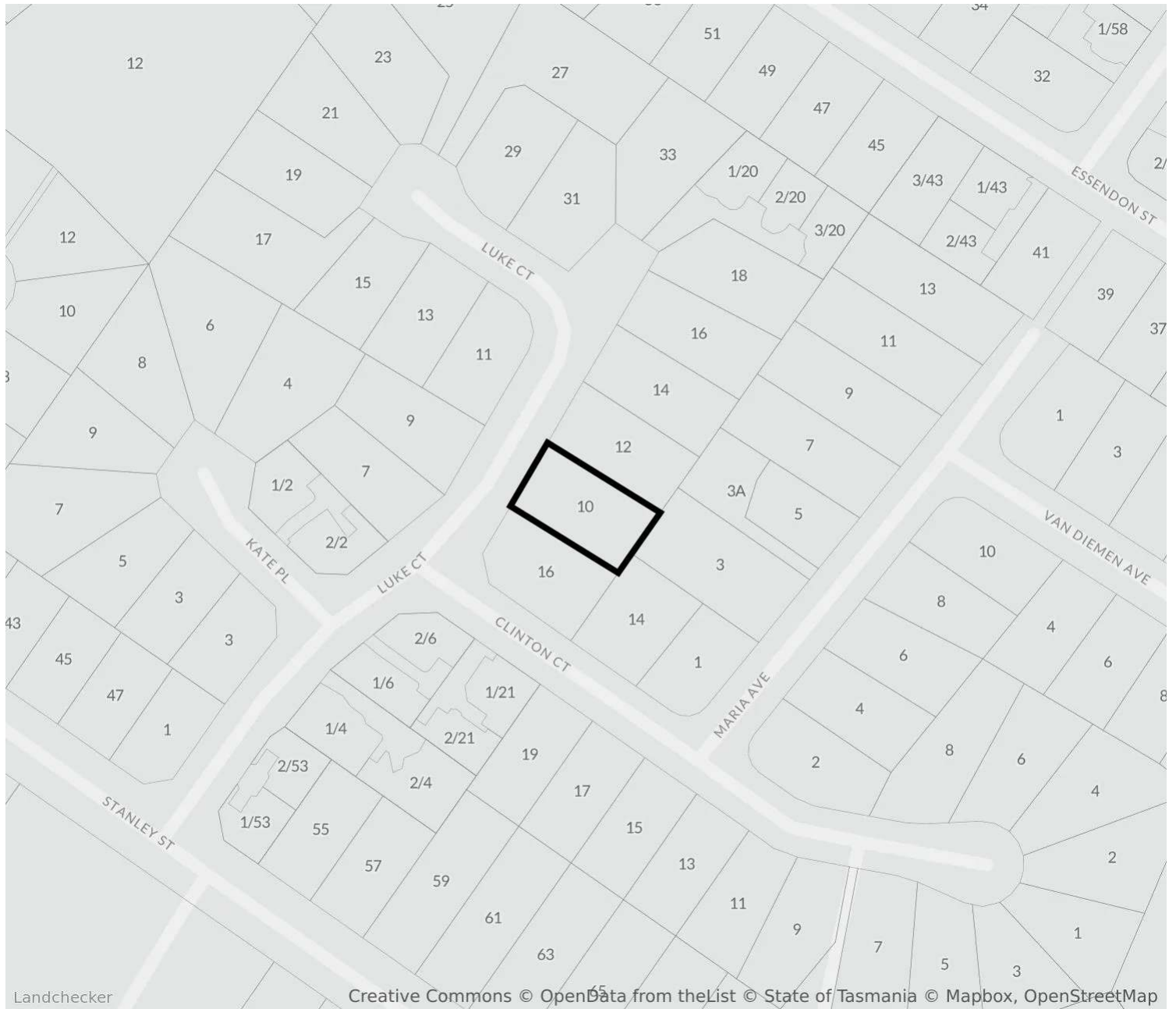
For confirmation and detailed advice about the elevation of the property, please contact LAUNCESTON council on 03 6323 3000.



## Easements

The easement displayed is indicative only and may represent a subset of the total easements.

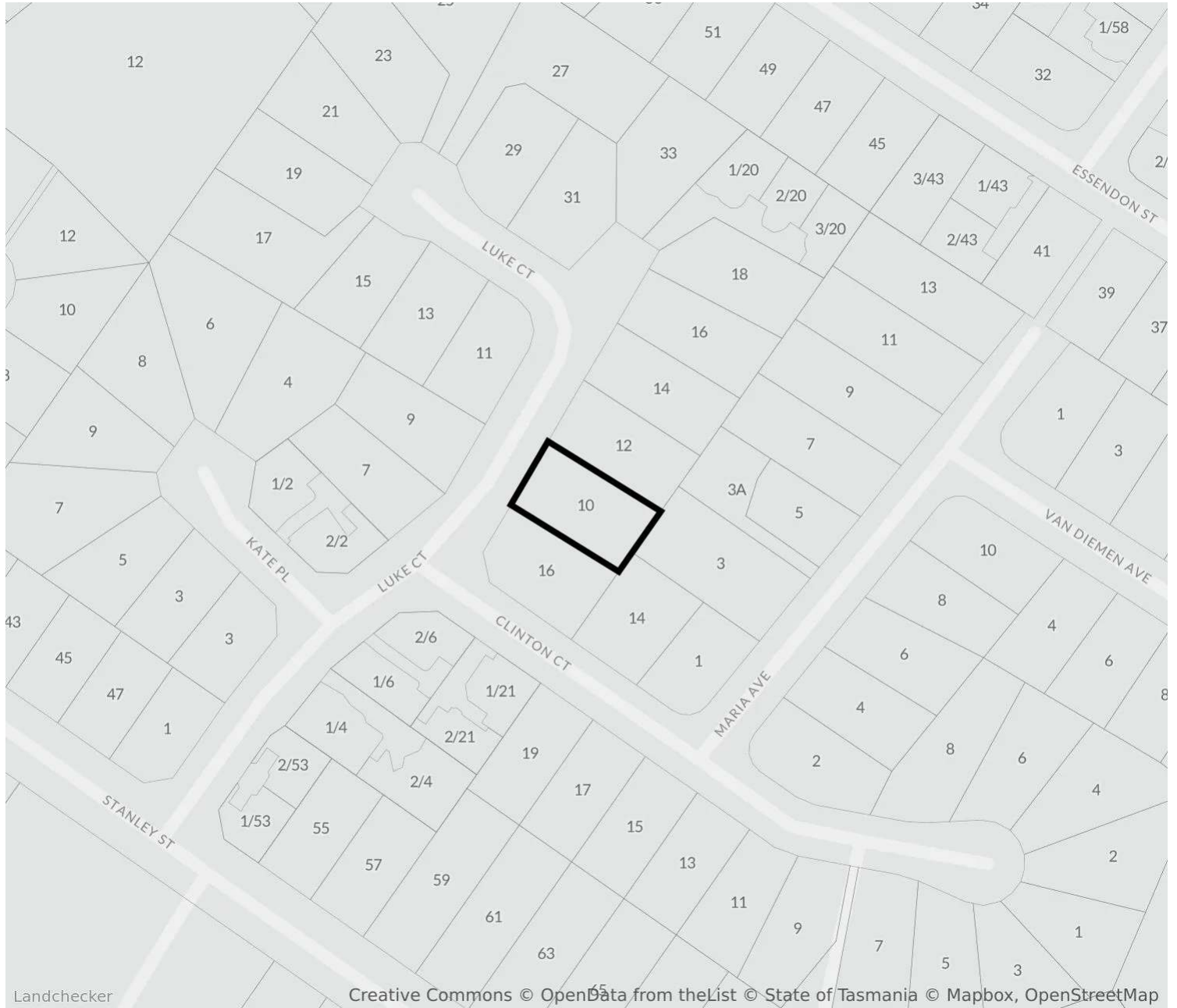
For confirmation and detailed advice about the easement on or nearby this property, please contact LAUNCESTON council on 03 6323 3000.



No planning permit data available for this property.

# NEARBY PLANNING PERMITS

10 Luke Court, Summerhill Tas 7250



No planning permit data available for nearby properties.

# PROPTRACK COMPARABLE SALES

10 Luke Court, Summerhill Tas 7250



## 5 MARIA AVE SUMMERHILL TAS 7250

🛏 3 🏠 1 🚗 2

**LAND AREA** 523m<sup>2</sup>  
**TYPE** House  
**LAST SALE** \$520,000 (29/09/2024)  
**ZONE** GENERAL RESIDENTIAL



## UNIT 2 43 ESSENDON ST SUMMERHILL TAS 7250

🛏 2 🏠 1 🚗 1

**LAND AREA** 300m<sup>2</sup>  
**TYPE** Unit  
**LAST SALE** \$415,000 (12/06/2024)  
**ZONE** GENERAL RESIDENTIAL



## 64 STANLEY ST SUMMERHILL TAS 7250

🛏 3 🏠 1 🚗 1

**LAND AREA** 835m<sup>2</sup>  
**TYPE** House  
**LAST SALE** \$500,000 (19/11/2024)  
**ZONE** GENERAL RESIDENTIAL



## UNIT 1 34 SHERIDAN CT SUMMERHILL TAS 7250

🛏 3 🏠 1 🚗 1

**LAND AREA** 500m<sup>2</sup>  
**TYPE** Unit  
**LAST SALE** \$435,000 (01/07/2024)  
**ZONE** GENERAL RESIDENTIAL



**5 HALL CT SUMMERHILL TAS 7250**

3 bedrooms, 1 bathroom, 2 cars

**LAND AREA** 600m<sup>2</sup>  
**TYPE** House  
**LAST SALE** \$497,500 (30/09/2024)  
**ZONE** GENERAL RESIDENTIAL



If the application/s are unsuccessful,  
a new inspection time will be scheduled online

**32 STANLEY ST SUMMERHILL TAS 7250**

3 bedrooms, 1 bathroom, 1 car

**LAND AREA** 837m<sup>2</sup>  
**TYPE** House  
**LAST SALE** \$444,000 (26/09/2024)  
**ZONE** GENERAL RESIDENTIAL



**UNIT 1 171 PEEL ST W SUMMERHILL TAS 7250**

2 bedrooms, 1 bathroom, 3 cars

**LAND AREA** 200m<sup>2</sup>  
**TYPE** Unit  
**LAST SALE** \$410,000 (01/08/2024)  
**ZONE** GENERAL RESIDENTIAL



**22 MICHAEL ST SUMMERHILL TAS 7250**

2 bedrooms, 1 bathroom, 2 cars

**LAND AREA** 800m<sup>2</sup>  
**TYPE** House  
**LAST SALE** \$530,000 (12/08/2024)  
**ZONE** GENERAL RESIDENTIAL

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